

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 7, 2006

ITEM NO. _____

SUBJECT	DC Ranch Parcel 2.15 Preliminary Plat 5-PP-2006
REQUEST	<p>Request approval of a Preliminary Plat, perimeter wall and gated entry feature on DC Ranch Parcel 2.15 for a 34-unit single-family residential subdivision on 10+/- acres.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This is a new subdivision located in the DC Ranch master planned community.• The development will comply with the Master Plans for DC Ranch.• This development is not located in the Airport Influence Area.
OWNER	Rosewood Homes 480-922-6366
APPLICANT CONTACT	Jon Carlson Espiritu Loci Inc. 480-481-9100
LOCATION	SWC Thompson Peak Parkway & E. Desert Camp Drive
BACKGROUND	<p>Zoning.</p> <p>DC Ranch is a master planned community. The site is zoned Single-Family Residential District/Planned Community District (R1-7 PCD), which allows relatively low density single-family homes.</p> <p>Context.</p> <p>This 10-acre property is located at the southwest corner of Thompson Peak Parkway and Desert Camp Drive in DC Ranch Planning Unit 2. The property is surrounded by similar residential development to the south and west. Across Thompson Peak Parkway to the north are larger single-family lots, and across Desert Camp Drive to the east is a future park site. Two washes flow through the site, and a community trail lies along the north and southwest sides of the property. The site has gently rolling terrain and slopes from north to south.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Single family, zoned Single Family Residential (R1-7 PCD)• South: Single family, zoned Single Family Residential (R1-7 PCD)• East: Vacant, zoned Single Family Residential (R1-10 PCD)• West: Single family, zoned Single Family Residential (R1-7 PCD and R1-18 PCD)

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

This is a request for approval of a preliminary subdivision plat of 10 acres into 34 single-family lots. There will be one point of access to the subdivision from Desert Camp Drive. The site will be mass-graded and drainage flows will be directed toward existing storm drains at the south boundary of the site. Open space corridors will be maintained along the roadways and within the development, consistent with the surrounding development. Trails will be provided to connect with the existing trail network throughout the DC Ranch community. Use of salvaged plant materials and new plant materials having a lower Sonoran Desert theme will complement the natural vegetation surrounding the development. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

Development information.

- Existing Use: Vacant
- Proposed Use: 34 single-family lots
- Parcel Size: 10 +/- Acres
- Proposed Density: 3.4 Dwelling Units per acre
- Building Height Allowed: 30 Feet
- Building Height Proposed: 30 Feet
- Street Access: Private street from Desert Camp Road

IMPACT ANALYSIS**Traffic.**

Roads identified in the approved Master Circulation Plan have been constructed, and internal streets will be private. The access to this subdivision conforms to the DC Ranch Master Plan street system and there is adequate capacity on surrounding streets to accommodate this development. New local trails will be connected to the community trails in DC Ranch.

Airport Vicinity.

This development is not located in the Scottsdale Airport Noise Influence Area.

Water/Sewer.

The developer is responsible for new water and sewer infrastructure to service the site. There are no anticipated impacts as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

Schools.

Scottsdale Unified School District indicates there are no capacity issues because the proposal is consistent with the approved master plan land use budget.

Open space.

Open space will be provided within the subdivision and along the surrounding streets.

Community Involvement.

This site has been posted, surrounding neighborhoods have been notified, and neighborhood meetings have been held. Other than general inquiries, there have been no comments regarding this case.

Community Impact.

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan. The site design is consistent with surrounding development patterns.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.


RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services


STAFF CONTACT(S)

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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Preliminary Plat/Site Plan
- 5. Landscape Plan
- 6. Site Sections and Entry Gate Elevations

Stipulations for Case: 5-PP-2006

Case Name: DC Ranch Parcel 2.15

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Site Plan submitted by Wood/Patel, dated 6/16/06 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. The development shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Units 2 & 4.
- d. The development shall be in compliance with the DC Ranch Thematic Character Study for Planning Units 2 & 4.

Engineering Documents

- e. The approved Circulation Master Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- f. The approved Water Master Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- g. The approved Wastewater Master Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- h. The approved Master Drainage Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- i. Preliminary Drainage Report for DC Ranch Parcel 2.8 prepared by Wood/Patel dated June 24, 2005 by City staff.
- j. Water System Basis of Design Report for DC Ranch Parcel 2.8 prepared by Wood/Patel dated June 24, 2005 by City staff.
- k. Wastewater System Basis of Design Report DC Ranch Parcel 2.8 prepared by Wood/Patel dated June 24, 2005 by City staff.

Relevant Cases

- l. At the time of review, the applicable Zoning case(s) for the subject site were: 54-ZN-1997#1-9

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.

4. *The developer shall obtain approval for a release of the existing drainage easement on lots 31 and 32. If this easement cannot be released by the City of Scottsdale, the applicant shall return to the Development Review Board as determined by the Zoning Administrator for a revised preliminary plat approval modifying these lots so that they are no longer in the existing drainage easement.*

Ordinance

- A. *The developer shall provide the following street rights-of-way:*

STREET NAME	STREET TYPE	R.O.W. DEDICATION
<i>Internal Street (Private)</i>	<i>Local Residential</i>	<i>40' (full width)</i>

Easements

DRB Stipulations

5. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
6. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Desert Camp Drive except at the approved driveway location.
7. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
8. Emergency and Service Vehicle Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate an emergency and service vehicle access easement over the proposed roadway tract.

Ordinance

- B. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.
- C. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.
- D. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

9. All walls shall match the architectural color, materials and finish of as shown on the Conceptual Landscape and Wall Plan submitted by Vollmer & Associates with a staff receipt date of 4/25/2006.

Landscape Design

DRB Stipulations

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
11. Salvaged vegetation shall be incorporated into the landscape design.
12. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
13. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design

DRB Stipulations

14. Incorporate into the project's design, the following:
 - Landscape Lighting
 - a. Any landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - b. Fixtures shall be a flat black or dark bronze finish.
 - c. Landscaping lighting shall only be utilized to accent plant material.
 - d. All landscape lighting directed upward shall be aimed away from property line.
 - e. All landscape lighting hanging in vegetation shall contain recessed lamps and be directed downward and away from property line.
 - f. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

Additional Planning Items

DRB Stipulations

15. Flagpoles, if provided, shall be one piece, conical, and tapered.
16. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

17. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the accepted DC Ranch – Planning Units 2 and 4 Master Drainage Plan prepared by Wood/Patel shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
 - b. Addendum generated shall be added to the appendix of the DC Ranch – Parcel 2.15 Final Drainage Report.
 - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
18. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
19. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
20. Provide positive drainage away from walks and curbs along all streets.
21. Riprap shall be indigenous stone.
22. *Lots 7 through 13 are in close proximity to a large wash. The final drainage report shall provide an analysis of the potential for lateral erosion/meandering of these washes. Mitigation for potential erosion shall be provided if warranted based on the results of the analysis.*
23. *The preliminary plat shows improvements within the 100-year floodplain for the wash located west of this parcel. The final drainage report will need to include existing and proposed conditions gradually varied flow hydraulic analysis that shows the increase in 100-year water surface elevations. If increases are substantial, mitigation for the increase will be required. Additionally, the drainage report will need to evaluate the adequacy of existing lowest finish floor elevations for residences within parcel 2.13/2.14 in light of any increases in 100-year water surface elevations from this project.*
24. The lowest finish floor elevations for proposed residences will need to meet City of Scottsdale requirements for setting lowest finish floor elevations within an AO flood zone.
25. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- E. Street Crossings:
 - F. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

26. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Internal Street (Private)	Local Residential	26 feet wide back of curb to back of curb	Roll	One 5-foot-wide sidewalk

27. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
28. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
29. *The applicant shall modify the existing median within Desert Camp Drive located south of the proposed entry to this development to provide room for Desert Camp Drive northbound left turn vehicles to queue out of the northbound through lane. The existing median shall be relocated to the south a minimum of 40 feet from its present location. However, the extent of relocation shall be to the satisfaction final plans review staff.*
30. *Existing vegetation within the Desert Camp Drive median should be reviewed for adequate sight distance for Desert Camp Drive northbound left turn vehicles entering the subdivision.*
31. *Directional pedestrian ramps shall be provided at the entry to the subdivision.*
32. *The developer shall dedicate a 25-foot by 25-foot traffic signal control easement at the intersection of Desert Camp Drive and Thompson Peak Parkway.*

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Trails And Paths

DRB Stipulations

33. The existing trail shall be modified as shown on the Preliminary Plat.
34. The material finish and color of the new trail shall match the existing trail.

Refuse

DRB Stipulations

35. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- H. Underground vault-type containers are not allowed.
- I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

36. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - Identify the timing of and parties responsible for construction of all water facilities.
 - Include a complete description of requirements relating to project phasing.
 - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
37. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - Include a complete description of requirements relating to project phasing.
 - Clearly identify water sampling station locations as applicable.
38. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
39. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
40. The layout of water and sewer lines shall meet the DC Ranch 9-foot parallel offset design as agreed to by the City and DC Ranch. The layout of water and sewer, as shown on the site plan dated 6/16/06 by the city, does not meet these requirements.
41. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water
Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

- 44. All concrete headwalls and drainage structures shall be integrally colored to match existing headwalls and structures.

Construction Requirements

As-Built

DRB Stipulations

- 45. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
- 46. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
- 47. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- 48. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

FIRE ORDINANCE REQUIREMENTS

**THIS DOCUMENT WAS NOT AVAILABLE AT THE
TIME OF PACKET PRINTING.**

**DC Ranch Parcel 2.15
Preliminary Plat
Project Narrative
Case # 168-PA-2006**

OVERVIEW

Rosewood Homes (the "Developer") is the owner and developer, of approximately ten (10) acres of land located south of Thompson Peak Parkway and west of East Desert Camp Drive within the DC Ranch master planned community (the "Property"). The Property is zoned Single-Family Residential (R1-7) with a Planned Community Development (PCD) district overlay. Development of the Property is subject to the R1-7 PCD amended development standards.

REQUEST

The purpose of this application is to request Preliminary Plat approval of a site plan for single-family detached homes in DC Ranch Parcel 2.15.

CONTEXT

The property is located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive within the DC Ranch master planned community. The property is currently undeveloped. To the north of the site, across Thompson Peak Parkway, is a custom home neighborhood. To the east, across Desert Camp Drive, is a future potential City park site. To the south, across Desert Camp Drive, is an existing single-family detached residential neighborhood. To the west across a drainage corridor is an existing single-family detached neighborhood. A public path and trail run the length of the northern property boundary and a community path is located along the eastern and southern property boundaries.

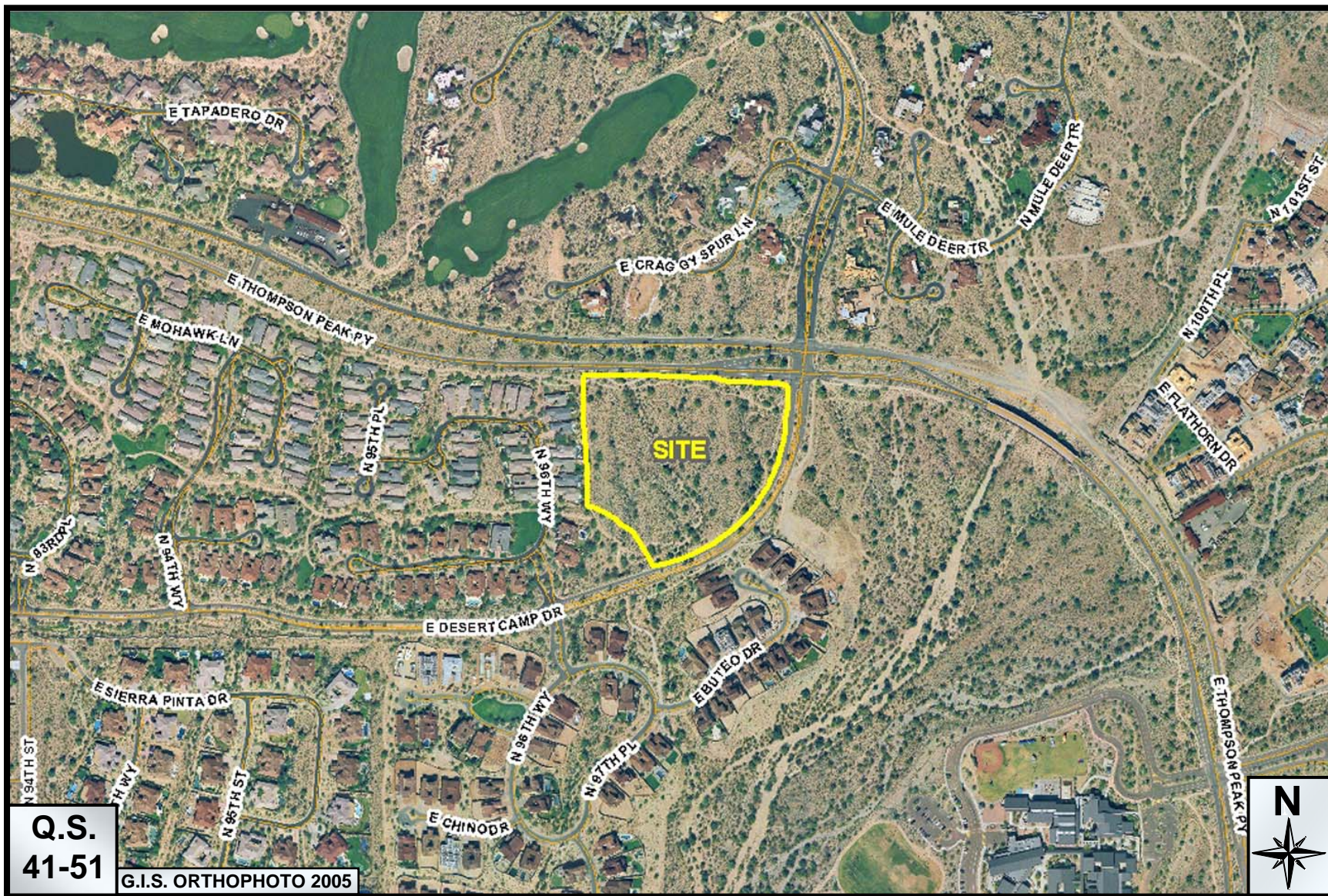
In November, 2005, a request was made to amend the DC Ranch Community Council Amended and Restated Declaration of Covenants and Easements to remove the restriction on the property limiting it to use for a house of worship and allowing the development of a single family residential neighborhood. The Community Council Board of Directors approved the amendment in accordance with the governing documents. The amendment to remove the deed restriction on the Property has been approved by the Ranch Association.

DESCRIPTION OF PROJECT

The project consists of thirty-four (34) single-family detached homes on lots that range in size from approximately 5,500 square feet to 6,000. This project is designed to blend with the existing surrounding neighborhoods by continuing the form and character already established in DC Ranch. Open space corridors are maintained to preserve the desert character and an internal path connects the neighborhood to the comprehensive community path and trail system. Automobile access to the site will be provided through a gated entry from Desert Camp Drive. The entry arrival is framed with a landscaped accent and view to the large open space corridor. Lots are aligned to take advantage of the adjacent open space, distant mountain peaks, and city lights views.

ARCHITECTURE

The architecture of the proposed project will consist of buildings with massing, materials and detailing based on the buildings originally built throughout Arizona, Mexico and Spain. The proposed buildings will be primarily stucco with clay tile roofs and wrought iron accents. Historically accurate detailing will be used to give the buildings a sense of permanence, authenticity and distinction. The styles will complement the existing DC Ranch community.



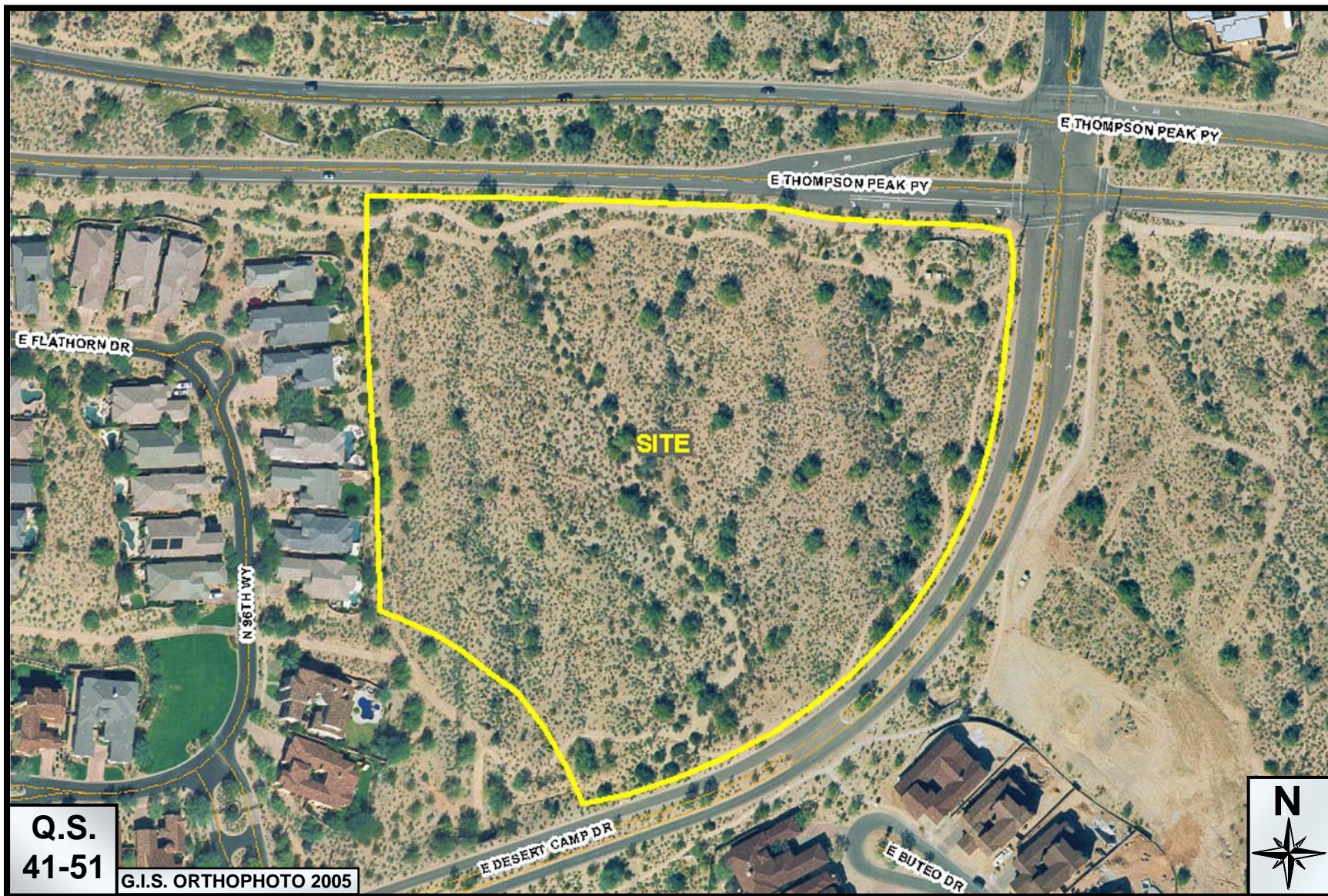
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G.I.S. ORTHOPHOTO 2005

DC Ranch Parcel 2.15 Preliminary Plat

5-PP-2006

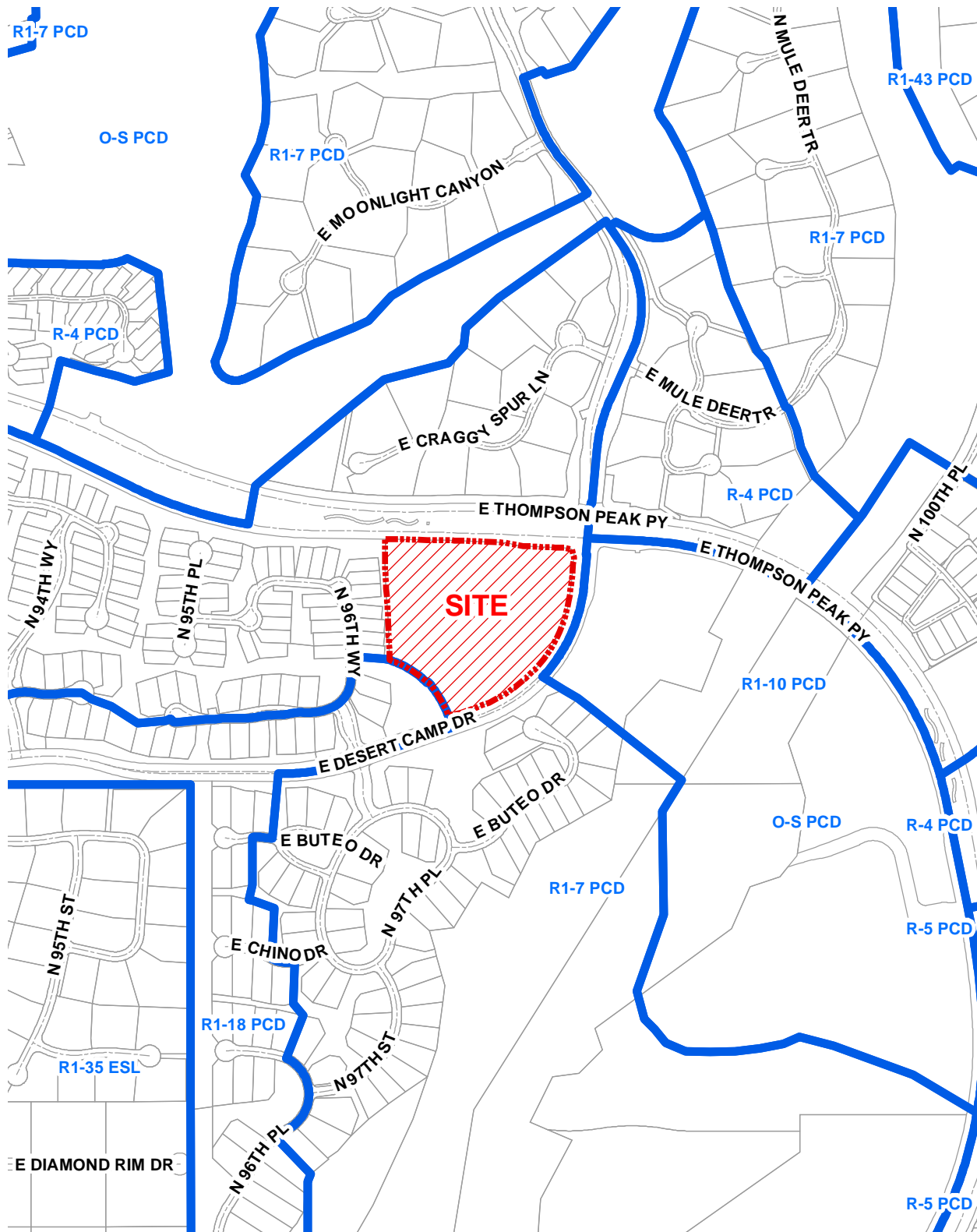
ATTACHMENT #2



DC Ranch Parcel 2.15 Preliminary Plat

5-PP-2006

ATTACHMENT #2A



5-PP-2006

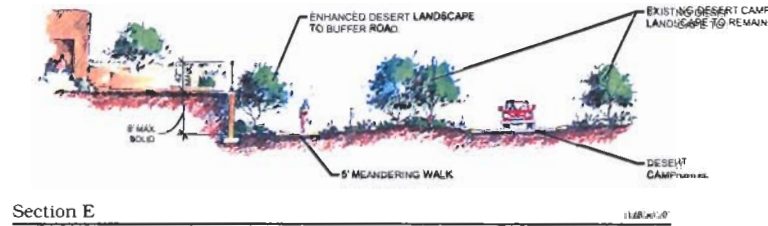
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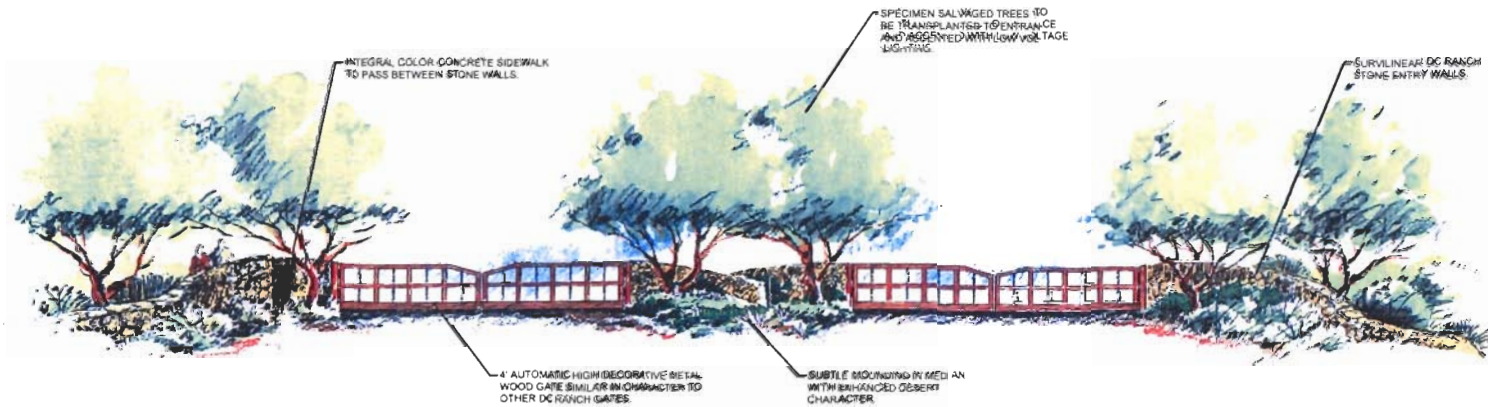


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SITE SECTIONS AND ELEVATIONS



Section E



Elevation F



PARCEL 2.15 PRELIMINARY PLAT APPLICATION



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